



**Residential Design Compatibility Commission
MINUTES**

**REGULAR MEETING
March 2, 2011**

The Residential Design Compatibility Commission convened in a regular meeting on March 2, 2011, City Hall, Boards and Commission Room, 301 West 2nd Street in Austin, Texas.

William Burkhardt called the Commission Meeting to order at 6:00 p.m.

Commissioners in Attendance: William Burkhardt, Karen McGraw, Beth Engelland, Lucy Katz

Commissioners Absent: Jean Stevens, Keith Jackson, Chuck Mains

City Staff: Sylvia Benavidez

A. CITIZEN COMMUNICATION: GENERAL

The first 4 speakers signed up prior to the meeting being called to order will each be allowed a three-minute allotment to address their concerns regarding items not posted on the agenda.

No Speakers

B. APPROVAL OF MINUTES (January 5, 2011)

The motion for the minutes from January 5, 2011 was postponed with corrections to the April 6, 2011 RDCC meeting.

**C. RESIDENTIAL DESIGN AND COMPATIBILITY STANDARD
POSTPONEMENT**

**C-1 10-104084RA Leslie Hoard
4212 Ramsey Avenue**

The applicant is requesting a modification to allow a F.A.R. increase from the maximum development permitted in Chapter 25-2 of the Land Development Code, Section 2.1 Subchapter F: Residential Design and Compatibility Standards from the allowable 40% (2700 sq ft) to 46.1% (3110 sq ft) to allow a two story 410 square foot addition to an existing two story single family residence in a SF3 zoning district.

The public hearing was closed on Commissioner Karen McGraw motion to Deny, Commissioner Beth Engelland second on a 3-1 vote (Commissioner William Burkhardt nay); DENIED.

**D. RESIDENTIAL DESIGN AND COMPATIBILITY STANDARD PUBLIC
HEARING**

D-1 10-098821R Marie Case

1606 East Side Drive

The applicant is requesting a modification to allow a F.A.R. increase from the maximum development permitted in Chapter 25-2 of the Land Development Code, Section 2.1 Subchapter F: Residential Design and Compatibility Standards from the allowable 40%(3554 sq ft) to 45% (4036.95 sq ft) to allow the construction of a new 3 story single family residence and maintain an existing 1 story accessory structure in a SF3-N/P zoning district.

The public hearing was closed on Commissioner Beth Engelland motion to Grant, Commissioner Lucy Katz second on a 2-2 vote (Commissioners William Burkhardt and Karen McGraw nay); DENIED.

**D-2 10-110001RM Blake Rue
3002 Kerbey Lane**

The applicant is requesting a modification to allow a F.A.R. increase from the maximum development permitted in Chapter 25-2 of the Land Development Code, Section 2.1 Subchapter F: Residential Design and Compatibility Standards from the allowable 40%(2623 sq ft) to 42% (2795 sq ft) to convert a portion of the existing attached garage to create a bedroom/bath for an existing single family residence in a SF3-N/P zoning district.

The public hearing was closed on Commissioner Karen McGraw motion to Grant, Commissioner Beth Engelland second on a 4-0 vote; GRANTED.

**D-3 11-002992R Jeff Barger and Betty Trent
2822 Wooldridge Drive**

The applicant is requesting a modification to allow a F.A.R. increase from the maximum development permitted in Chapter 25-2 of the Land Development Code, Section 2.1 Subchapter F: Residential Design and Compatibility Standards from the allowable 40% (3132 sq ft) to 45% (3600 sq ft) to construct a new 2 story duplex in a SF3-N/P zoning district.

The public hearings was closed on Commissioner William Burkhardt recommendation to Betty Trent to Postpone to April 6, 2011 and submit Table of Calculations with exemptions, Betty Trent accepted the recommendation to Postpone. POSTPONED TO APRIL 6, 2011.

**D-4 11-01001279RA Mike Collins for Walter Servicing Corporation
2102 East 13th Street**

The applicant is requesting a modification to allow a F.A.R increase from the maximum development permitted in Chapter 25-2 of the Land Development Code, Section 2.1 Subchapter F: Residential Design and Compatibility Standards from allowable 40% (3116 sq ft) to the maximum allowed per waiver request at 3895 sq ft in order to re permit an existing 2 sty duplex in a SF3 N/P zoning district.

The public hearing was closed on Commissioner Beth Engelland motion to Grant, Commissioner Karen McGraw second on a 4-0 vote; GRANTED.

**D-5 11-010926R Tom Hurt for Jon Ludwig and Erin Foster
504 East Annie Street**

The applicant is requesting a modification to allow a F.A.R. increase from the maximum development permitted in Chapter 25-2 of the Land Development Code, Section 2.1 Subchapter F: Residential Design and Compatibility Standards from the allowable 40% (2400 sq ft) to 46.1% (2770 sq ft) to allow new construction of a two story single family home in a SF3-N/P zoning district. .

The public hearing was closed on Commissioner Karen McGraw motion to postpone to April 6, 2011, Commissioner Beth Engelland second on a 4-0 vote; POSTPONED TO APRIL 6, 2011.

**D-6 11-009353RA James Holland for Matthew Kreislie
1512 Hardouin Avenue**

The applicant is requesting a modification to allow a F.A.R. increase from the maximum development permitted in Chapter 25-2 of the Land Development Code, Section 2.1 Subchapter F: Residential Design and Compatibility Standards from the allowable 40% (3659.2 sq ft) to 47.6% (4355 sq ft) to allow a first and second story addition of 695.8 square feet to an existing single family residence in a SF-3-N/P zoning district.

The public hearing was closed on Commissioner Lucy Katz motion to Grant, Commissioner Beth Engelland second on a 4-0 vote; GRANTED.

**D-7 11-010989R Nathan Stephens
4200 Valley View**

The applicant is requesting a future modification to discuss and review lot boundaries and how they specifically work toward defining the tent requirement in the maximum development permitted in Chapter 25-2 of the Land Development Code, Section 2.6 Subchapter F: Residential Design and Compatibility Standards to continue building on the remainder single family duplex lots in a SF3 zoning district.

POSTPONED TO APRIL 6, 2011 BY APPLICANT

**D-8 11-009015PR Kevin M Flanive for Adam Boenig
3730 Cima Serena Drive**

The applicant is requesting a future modification to allow an increase of up to 25% in the maximum floor to area ratio or maximum square footage of gross floor area; Maximum linear feet of gables or dormers protruding from the setback plane; or waive or modify the

side wall articulation requirement from the maximum development permitted in Chapter 25-2 of the Land Development Code, Section 2.8.1 A & B Subchapter F: Residential Design and Compatibility Standards to allow new construction of single family homes in an urban infill 26 lot subdivision that would be compatible in scale and bulk with structures in the vicinity of the development in a SF3 zoning district.

The public hearing was closed on Commissioner McGraw motion to Grant with conditions Commissioner England second on a 4-0 vote; GRANTED WITH CONDITIONS;

F.A.R. (floor to area ratio) 25% increase approved on lots, 4,5,6,7, 8*, 10, 11, 12, 13, 14, 15, 17, 18, 19, 20, 21, 22, 23, 24 Excludes lots 1, 2, 3, 9, 16, 25, 26 in the Savoy Subdivision.

Zoning setbacks must be shown on the approved Savoy Subdivision. Westside of lot 8 must show a 10 ft setback a no built zone.

Attic and Basement can not be exempted from the calculations.

RDCC Case #2011-009015PR

| Floor Plan Name | Plan # | Total Under Roof Sq.Ft. | ELEVATIONS | # of Flrs. |
|-----------------|--------|-------------------------|------------------|------------|
| The Camden | 1793 | 2368 s.f. ** | The Capri A& B | 1 |
| The Dalston | 1933 | 2502 s.f.** | The Carmela A& B | 1 |
| The Chelsea | 2120 | 2746 s.f.** | The Prato A& B | 1 |
| The Richmond | 2417 | 2983 s.f.** | The Cantania A&B | 2 |
| The Greenwich | 2512 | 3038 s.f.** | The Milano A&B | 2 |
| The Stratford | 2699 | 3279 s.f.** | The Genova A&B | 2 |
| The Kingston | 2985 | 3591 s.f.** | The Modena A&B | 2 |

*Vol. III pg. 186T Section 3.3.1. In this Subchapter, GROSS FLOOR AREA means all enclosed space, regardless of its dimensions, that is not exempted under subsections 3.3.2 , 3.3.3 or 3.3.4.

** Up to 25% FAR increase is limited to lot size not the square footage under the roof as shown above. Plans must comply with all additional Subchapter F regulations.

E. DISCUSSION ITEM

To discuss the reschedule date for the work session

March 14, 2011

ADJOURNMENT

The City of Austin is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Meeting locations are planned with wheelchair access. If requiring Sign Language Interpreters or alternative formats, please give notice at least 4 days before the meeting date. Please call Sylvia Benavidez at Planning and

Development Review Department, at 512-974-2522, sylvia.benavidez@ci.austin.tx.us, for additional information; TTY users route through Relay Texas at 711.